



CITY OF
FORT LAUDERDALE
FLORIDA

UNSAFE STRUCTURES BOARD AGENDA

AUGUST 20, 2015

3:00 PM

COMMISSION MEETING ROOM
CITY HALL
100 N. ANDREWS AVENUE

UNSAFE STRUCTURES BOARD
Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

Board Members: Thornie Jarrett, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Don Larson • John Phillips • Ian Scot Seitel • Michael Weymouth

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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HEARING SCHEDULED

CASE NO: CE15050157
CASE ADDR: 460 SW 20 AVE
OWNER: RIVERSIDE EQUITY FUND LLC
INSPECTOR: LEROY JONES

VIOLATIONS: FBC(2010) 116.2.1.2.2
THIS ROOF HAS FAILED; THE ROOF TRUSSES WITH THE
ROOF DECKING ARE DETERIORATED AND SAGGING INTO
DWELLING, ALL DUE TO THE CONTINUED WATER
INTRUSION.

THE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY
LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND
THE REQUIRED WIND LOADING. IT WOULD NOT PROVIDE
THE REQUIRED RESISTANCE TO THE UPLIFT PRESSURE
UNDER HIGH WINDS IN ITS PRESENT CONDITION.

THIS CODE PROTECTS ALL THE ADJACENT NEIGHBORS FROM
FLYING DEBRIS IN A STORM WHICH THIS STRUCTURES MAY
BECOME, SO THEY MUST BE REMOVE OR RE-ROOF BY
OBTAINING THE REQUIRED PERMIT, AND INSPECTIONS FROM
THE CITY.

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CASE NO: CE15050159
CASE ADDR: 1901 SW 5 PL
OWNER: RIVERSIDE EQUITY FUND LLC
INSPECTOR: LEROY JONES

VIOLATIONS: FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS OF THE DWELLING HAVE BEEN DAMAGED, AS THE FRAMING MEMBERS OF THE SECOND FLOOR WALLS. THERE ARE HOLES WHERE THE WINDS CAN PENETRATE THEM AND BLOW THEM AWAY FROM THE SUPPORTING FRAME. THE SOFFIT AROUND THE ROOF IS GETTING LOOSE AND LARGE OPENINGS ARE PRESENT WHERE THE WINDS CAN ENTER INTO THE ATTIC SPACE AND UP LIFT THE ROOF. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

FBC(2010) 116.2.1.2.2

THIS ROOF HAS FAILED; THE RAFTERS WITH THE ROOF DECKING ARE DETERIORATED AND SAGGING INTO DWELLING, ALL DUE TO THE CONTINUED WATER INTRUSION. THE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE UPLIFT PRESSURE UNDER HIGH WINDS IN ITS PRESENT CONDITION. THIS CODE PROTECTS ALL THE ADJACENT NEIGHBORS FROM FLYING DEBRIS IN A STORM WHICH THIS STRUCTURES MAY BECOME, SO THEY MUST BE REMOVE OR RE-ROOF BY OBTAINING THE REQUIRED PERMIT, AND INSPECTIONS FROM THE CITY.

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CASE NO: CE14120225
CASE ADDR: 2001 SE 25 AVE
OWNER: PEDERSEN, SUSAN I
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 116.2.1.3.1

THE ALTERATIONS AND EXPANSIONS DONE WITHOUT OR EXPIRED PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE. EXTENSIVE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN ACCOMPLISHED WITH A PERMIT THAT WAS LEFT TO EXPIRE AND THE REQUIRED CERTIFICATE OF OCCUPANCY HAS NOT BEEN OBTAINED. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE ALSO BEEN DONE WITH EXPIRED PERMITS. AS PER FBC, ANY WORK THAT WAS COMENCE WITH A PERMIT AND THAT PERMIT WAS LEFT TO EXPIRE AND IS OVER 180 DAYS IS DEEMED TO BE WORK WITHOUT PERMIT AND IT ALSO CAN BE DEEMED TO BE UNSAFE AS THIS CASE IS.

FBC(2010) 116.2.2.1

THIS DWELLING WAS UNDER CONSTRUCTION AND AFTER THE WALLS WERE ERECTED, THE PERMITS WERE LEFT TO EXPIRE; THE PART OF THE STRUCTURE THAT WAS BUILT HAS BECOME UNSAFE AND THE COST TO FINISH OVER EXCEEDS 50% OF THE VALUE. THE SHELL MUST BE DEMOLISHED OR TO BE COMPLETED WITH ISSUED PERMITS AND TO OBTAIN THE REQUIRED C.O.

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CASE NO: CE15061456
CASE ADDR: 2349 NW 19 ST
OWNER: SMITH, RALPH
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 116.2.1.2.3

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE REAR AUXILARY BUILDING THAT'S MISSING ALL THE WINDOWS AND DOORS. THE OPENINGS ARE UNSECURED, THE ROOF DECK HAS BEEN REMOVED CREATING AN IMMINENT HAZARD, DUE TO THE UP-LIFT EFFECT UNDER HIGH WINDS OF A TROPICAL STORM. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNERS.

FBC(2010) 116.2.2.1

THIS DWELLING WAS UNDER A DEMO PERMIT# 15020048 AND AFTER THE WALLS OPENINGS PROTECTION WAS REMOVED, ALSO THE ROOF DECK, THE PERMIT WAS VOIDED. THE REMAINING PART OF THE STRUCTURE THAT WAS LEFT BEHIND HAS BECOME UNSAFE, AND THE COST TO REBUILD WILL EXCEED 50% OF THE VALUE. THE SHELL MUST BE DEMOLISHED OR BE COMPLETED WITH AN ISSUED PERMIT.
